BILL NO.

AS AMENDED

### **COUNTY COUNCIL**

 $\mathsf{OF}$ 

## AS AMENDED

## HARFORD COUNTY, MARYLAND

BILL NO. 97-54 (As Amended)

Introduced by	Council President P	arrott at the	request of the Cour	nty Executiv	ve and Council Men	nbers Decker and Shank
Legislative Da	ny No97-23		, , , , , , , , , , , , , , , , , , ,	Date	August 5, 1	.997
AN A	of Chapter 219, Si of Section 267-4, I 267, Zoning; to re District, of Articl repeal and reenac Trade, and Subsec Special Exceptions amendments Tabl District, Table I Conventional Dev Principal Permitted	gns; to repeat Definitions, of epeal and reserved with ame et with ame etion H, Served, of Part 1, Served e VIIA, Definition of elopment, Telopment, Telopment, Telopment, Telopment	al and reenact with of Article I, Gener enact with amendrict Regulations, of endments Subsection rvices, all of Section Standards, of Chaptesign Requirement Permitted Uses Table I: Principal ervices, of Chapter	amendment al Provisionents Section Part 1, States on C, Institution 267-53, ter 267, Zonts for Specioner for Specioner Permitted 267, Zonir	a and B, Signs permet the definition of Drus, of Part 1, Standards on 267-36.1, RO Research autional Uses, Subsessific Standards, ning; and to repeal actific Uses, RO, Refic Zoning District Uses for Retail Traces, all of the Harford anding signs in the I	welling, Duplex ards, of Chapter esidential/Office 267, Zoning; to ection G, Retail of Article VIII, and reenact with esidential Office ets: Residential: de, and Table I: rd County Code,
	By the Co	uncil,	August 5,	1997		
Introdu	iced, read first time	, ordered p	osted and public he	earing sche	duled	
		on:	September	2, 199	7	
	Ву	at: Order:	6:00 p.m.	· Vamm	, Acting Co	ouncil Administrator
			PUBLIC HEAD	RING		
			ember 2,1997,	, and concl	uded on, Septem	
EXPLANATION:	CAPITALS INDICATE EXISTING LAW. deleted from existing la language added to Bill lined through indicates ma amendment.	[Brackets] indi aw. <u>Underlini</u> by amendment	icate matter ng indicates . Language			

### **COUNTY COUNCIL**

OF

### HARFORD COUNTY, MARYLAND

		BILL NO.	
Introduced by _G	Council President Parrott at the	e request of the County Executive an	nd Council Members Decker and Shanl
Legislative Day	/ No	Date	
	Residential/Office District, to District, to establish guidelin to establish use limitations, lar conditions for a special except	to modify certain definitions; to exo establish certain retail/service use less for new buildings for retail, serudscaping and lighting requirements tion for certain institutional uses, remarks are requirements and certain tables of relopment in a RO District.	es in the RO Residential/Office vice and office uses in the RO, in the RO District, to provide etail trade uses and services; to
Introduc	•	oosted and public hearing scheduled	
	on:		
	at:	***************************************	
	By Order:	w.	, Acting Council Administrator
		PUBLIC HEARING	
		place of hearing and title of Bill h	aving been published according to the on,
			, Acting Council Administrator
EXPLANATION:	CAPITALS INDICATE MATTER .	ADDED TO	

EXISTING LAW.

amendment.

[Brackets] indicate matter

deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by

97-54
BILL NO.

1	Section 1. Be It Enacted By The County Council of Harford County that Section 219-13A and
2	B, Signs permitted by district, of Chapter 219, Signs, be, and it is hereby, repealed and reenacted
3	with amendments, that the definition of Dwelling, Duplex, of Section 267-4, Definitions, of
4	Article I, General Provisions, of Part I, Standards, of Chapter 267, Zoning, be, and it is hereby,
5	repealed and reenacted with amendments, that Section 267-36.1, RO Residential/Office District,
6	of Article VI, District Regulations, of Part I, Standards, of Chapter 267, Zoning, be, and it is
7	hereby, repealed and reenacted with amendments, that Subsection C, Institutional Uses,
8	Subsection G, Retail Trade, and Subsection H, Services, of Section 267-53, Specific Standards,
9	of Article VIII, Special Exceptions, of Part 1, Standards, of Chapter 267, Zoning, be, and they
10	are hereby repealed and reenacted with amendments, and that Table VIIA, Design Requirements
11	for Specific Uses, RO, Residential Office District, Table I: Principal Permitted Uses for Specific
12	Zoning Districts: Residential: Conventional Development, Table I: Principal Permitted Uses for
13	Retail Trade, and Table I: Principal Permitted Uses for Services, of Chapter 267, Zoning, be,
14	and they are hereby repealed and reenacted with amendments, all of the Harford County Code,
15	as amended, all to read as follows:

16 Chapter 219. Signs.

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- 17 §219-13. Signs permitted by district.
- 18 The following signs shall be permitted in the following districts:
- 19 A. Residential districts and residential lots.
  - (1) Professional or home occupation signs.
  - (a) One [(1)] lighted sign, not exceeding two [(2)] square feet in area and attached flat against the building, shall be permitted in conjunction with approved professional or home occupations as set forth in the Zoning Code.

1	(b) Freestanding signs may be permitted as a special exception, subject
2	to the approval of the Board, provided that they are located not less than ten [(10)] feet from the
3	road right-of-way, do not exceed six [(6)] feet in height and do not have a sign area exceeding
4	four [(4)] square feet.
5	B. Residential/Office district (RO).
6	(1) [One (1) of the] THE following SIGNS shall be allowed:
7	(a) [Freestanding signs,] ONE FREESTANDING SIGN PER PARCEL,
8	which shall have a maximum of EIGHT [four (4)] square feet in area, shall be no more than six
9	[(6)] feet in height and shall be placed perpendicular to the road; AND [or]
10	(b) A wall sign FOR EACH USE, which shall be attached only to the
11	front of a building, shall be adjacent to the front entryway and shall be no larger than four [(4)]
12	square feet in area.
13	(2) Freestanding and wall signs shall be constructed of wood WOOD, BRASS
14	OR BRONZE and shall not be internally illuminated. Both freestanding and wall signs may be
15	externally illuminated.
16	(3) Signs shall be constructed in an unobtrusive manner which compliments the
17	architectural element of the building and reflects the architectural period of the building.
18	(4) TEMPORARY SIGNS SHALL BE PROHIBITED IN THE RO DISTRICT.
19	Chapter 267. Zoning.
20	Part 1. Standards.
21	Article I. General Provisions.
22	§267-4. Definitions.

	all provide Section 2 to the graph of the
1	DWELLING, DUPLEX - A building on a single lot containing two [(2)] dwelling units,
2	[located one above the other,] which do not share a common entry.
3	Article VI. District Regulations.
4	§267-36.1. RO Residential/Office District.
5	A. Purpose. This district is intended to provide for the conversion of residential
6	structures to OTHER [office] uses and construction of small RETAIL, SERVICE, AND OFFICE
7	buildings in predominantly residential areas on siteS that, because of adjacent commercial activity,
8	heavy commercial traffic or other similar factors, may no longer be suitable for only those uses
9	allowable in residential districts. It is the common intention in this district that the buildings and
10	uses be compatible with PROVIDE A TRANSITION FROM AND BE IN HARMONY WITH
11	the present or prospective uses of nearby residential property.
12	B. General regulations. Minimum lot area, area per dwelling or family unit, building
13	setback from adjacent residential lot lines, lot width, front, side and rear yard and maximum
14	building height, as displayed in Table VIIA, shall apply, subject to other requirements of this
15	Code.
16	C. Specific regulations. The following uses are permitted subject to the additional
17	requirements below:
18	(1) Agriculture, on a lot of two [(2)] acres or more, provided that not more than
19	one [(1)] animal unit per acre shall be permitted. Agriculture shall be permitted as an interim use
20	on any parcel pending its development for residential purposes, provided that all buildings

associated with this use, including farm houses, barns and silos, shall meet the required minimum

setbacks for principal uses. Buildings in which animals are housed or kept shall comply with the

- 3 -

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AS AMENDET

1	following	setbacks	for	adjacent	residential	lots:
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2	Number of Animal Units Setback From Adjacent Residential Lot (feet)
3	1 to 2 100
4	3 to 10 150
5	11 or more 200
6	(2) RESIDENTIAL DEVELOPMENT, SUBJECT TO THE STANDARDS IN
7	TABLE VIIA.
8	[(2)](3) Conversion of an existing single-family detached dwelling to
9	accommodate not more than FOUR [two (2)] dwelling units, subject to a minimum lot area of five
10	thousand [(5,000)] square feet per dwelling unit. Parking on site shall be provided at a minimum
11	of two [(2)] spaces per dwelling unit.
12	[(3)](4) RETAIL/SERVICE/Office uses.
13	(a) Redevelopment of existing residential structures. Redevelopment
14	of existing residential structures shall be permitted PROVIDED THAT [if] any physical
15	modification is COMPATIBLE [architectural parity] with the surrounding neighborhood AND IN
16	HARMONY WITH THE NEIGHBORING RESIDENTIAL COMMUNITIES RELATIVE TO
17	ARCHITECTURAL DESIGN, SCALE, BUILDING HEIGHT AND THE MATERIALS USED
18	IN CONSTRUCTION. [Specifically, the height, scale and character shall be compatible with the
19	original residential structure.]
20	(b) Development of new buildings. NEW BUILDINGS DEVELOPED
21	FOR RETAIL, SERVICE AND OFFICE USES SHALL BE DESIGNED TO BE COMPATIBLE
22	WITH THE ADJACENT RESIDENTIAL COMMUNITIES AND IN HARMONY WITH THE

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NEIGHBORING RESIDENTIAL COMMUNITIES RELATIVE TO ARCHITECTURAL
DESIGN, SCALE, BUILDING HEIGHT AND THE MATERIALS USED IN
CONSTRUCTION. Front elevations must be submitted to the Zoning Administrator FOR
REVIEW AND APPROVAL and shall include materials to be used. [Such submittal shall occur
prior to application for a building permit. Failure to meet architectural standards compatible with
those in the surrounding district shall be grounds for denial of a building permit. New buildings
developed for office uses shall maintain height, scale and character compatible with existing and
adjacent residential buildings. Subject to the maximum height limitations of Table VIIA, the
height of a new building shall be no greater than the height of the tallest adjacent building.]
ELEMENTS TO BE CONSIDERED IN DETERMINING COMPATIBILITY WITH THE
SURROUNDING NEIGHBORHOOD NEIGHBORING RESIDENTIAL COMMUNITIES MAY
SHALL INCLUDE [The] MASSING AND BUILDING MATERIALS AS WELL AS cornice
lineS, window lineS, roof pitch and entry [shall also reflect or consider the same elements in the
adjacent building. In addition, massing and building materials shall also consider the elements
of the adjacent residential building.]
[(c) Lots size. The maximum area for any one (1) business use shall be
not more than two (2) acres.]
[(d)](c) Design requirements. See Design Table VIIA.
[(e)](d) Maximum building coverage. The maximum building
coverage shall be forty percent [(40%)] of the lot, and the maximum impervious surface shall be
sixty-five percent [(65%)] of the lot.

(4)

97-54

Rubble landfills are permitted in accordance with §267-40.1 of this chapter.

1		(5)	THE FOLLOWING USES, PROVIDED THAT A MINIMUM PARCEL
2	AREA OF 3	0,000 \$	SQUARE FEET IS ESTABLISHED:
3			(a) BUSINESS AND OFFICE EQUIPMENT RENTAL OR LEASING
4			(b) BUSINESS EQUIPMENT SALES;
5			(c) PARTY SUPPLY SHOPS;
6			(d) PHOTOGRAPHY EQUIPMENT AND SUPPLY SHOPS; AND
7			(e) MEDICAL EQUIPMENT RENTAL AND SALES.
8		(6)	EXCEPT FOR COSMETIC SHOPS, KEY SHOPS AND NOVELTY
9	SHOPS, SPE	CIAL	TY SHOPS ARE A PERMITTED USE.
10	D.	Use li	imitations. The permitted uses in the Residential/Office District shall comply
11	with the follo	owing:	
12		(1)	Enclosed building. All uses permitted shall be conducted within an enclosed
13	building, exc	ept par	king, loading, unloading or as otherwise permitted.
14		(2)	Storage restriction. The outside storage of material or equipment shall not
15	be permitted.		
16		(3)	Screening requirement. Parking, loading, unloading or other outdoor
17	activities shall	be scr	eened from adjacent residential lots [or public roads]. Such screening shall
18	consist of land	Iscaping	g, walls or solid fencing at least six [(6)] feet high which shall be continuous
19	to prevent vis	ibility	of the area.
20		(4)	HOURS OF OPERATION. USES SHALL ONLY BE PERMITTED TO
21	OPERATE B	ETWE	EN THE HOURS OF 6:00 A.M. AND 10:00 P.M., INCLUSIVE.
22	E.	Lands	scaping. THE landscaping shall, TO THE EXTENT POSSIBLE, preserve

1	unique features and mature vegetation, especially large trees. LAWN AND LANDSCAPED [Al
2	pervious] areas shall be maintained to preserve the residential character of the area. Landscaped
3	buffer yards shall be planted in HARMONY [scale] with adjoining residences and in accordance
4	with §267-28 herein. A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE ZONING
5	ADMINISTRATOR FOR REVIEW AND APPROVAL.
6	F. Outside lighting. Outside lighting shall be so shaded, shielded,[or] directed OR
7	MAINTAINED SO that THE LIGHTING does not CAUSE A GLARE OR REFLECTION ON
8	ADJACENT RESIDENTIAL LOTS. [adversely affect residents of adjacent property]
9	G. ANY INGRESS OR EGRESS TO THE SITE SHALL BE DESIGNED TO
10	PROVIDE THE SAFEST MEANS OF TRAFFIC FLOW.
11	Article VIII. Special Exceptions.
12	§267-53. Specific standards.
13	The special exceptions enumerated herein, in addition to other conditions as may be
14	imposed by the Board, shall comply with the following requirements:
15	C. Institutional uses.
16	(1) Cemeteries, memorial gardens and crematories. These uses may be granted
17	in any district, except the RO, LI and GI Districts, provided that:
18	(a) A minimum parcel of twenty [(20)] acres for cemeteries and
19	memorial gardens shall be established, unless such uses are accessory to a house of worship.
20	(b) Structures used for interment, including mausoleums, vaults or
21	columbariums, shall be set back not less than eighty [(80)] feet from any road bounding the
22	cemetery and not less than fifty-five [(55)] feet from any other lot line.

1		(0)	All graves of burial plots shall be set back not less than thirty [(30)]
2	feet from any public	road ri	ght-of-way and not less than fifty [(50)] feet from any adjacent lot
3	line.		
4	(	(d)	Such use shall be subject to the approval of the State Department of
5	Health and Mental Hy	giene.	
6	(2)	Civil se	ervice clubs and fraternal organizations. These uses may be granted
7	in the AG, RR, R1, R	2, R3,	R4, RO and VR Districts, provided that:
8	(	(a)	Any building shall be at least one hundred [(100)] feet from any
9	adjacent residential lot a	and at	least fifty [(50)] feet from any other lot line. The front yard depth
10	shall be at least one hu	undred	[(100)] feet, except along roads with eighty-foot rights-of-way or
11	more, where the front	yard d	epth shall be at least fifty [(50)] feet.
12	(	(b)	Total building coverage shall not be more than thirty percent [(30%)]
13	of the parcel area.		
14	(	(c)	No parking area shall be located in any required front yard.
15	(	(d)	A buffer yard of at least ten [(10)] feet shall be provided along any
16	boundary with an adjace	ent resi	idential lot, except that, if alcoholic beverages are served, then the
17	buffer yard shall be at	least fi	ifty [(50)] feet.
18	(3)	Commi	unity centers or assembly halls. These uses may be granted in the
19	AG, RR, R, R1, R2, F	R3, R4	, RO and VR Districts, provided that:
20	(	a)	Any building shall be at least one hundred [(100)] feet from any
21	adjacent residential lot a	nd at l	east fifty [(50)] feet from any other lot line. The front yard depth
22	shall be at least one hu	ındred	[(100)] feet, except along roads with eighty-foot rights-of-way or

1	more, where the front yard depth shall be at least fifty [(50)] feet.
2	(b) Total building coverage shall not be more than thirty percent [(30%)]
3	of the parcel area.
4	(c) No parking space shall be located in any required frontyard.
5	(d) A buffer yard of at least ten [(10)] feet shall be provided along any
6	boundary with an adjacent residential lot.
7	(4) Day-care centers.
8	(a) These uses may be granted in the AG, RR, R, R1, R2, R3, R4, [RO]
9	and VR Districts, provided that:
10	(1) A minimum parcel area of one-half [(½)] acre is established.
11	(2) Access to the facility shall be from an arterial or collector
12	road, with all outdoor play areas located in a solid-fenced or screened area in the rear of the
13	building.
14	(3) The operation may be conducted in a previously existing
15	structure, or, if a new structure is constructed, the architecture of the building shall be harmonious
16	with other architecture within the neighborhood.
17	(4) If the operator of a day-care center operated in a church,
18	private school or public school has obtained a zoning certificate under the provisions of
19	§267-26D(12) of this chapter, the day-care center is exempt from the requirements of this
20	Subsection C(4).
21	(b) These uses may be granted in the CI, LI and GI Districts, provided
22	that:

1	(1) Access to the facility shall be from a public road;
2	(2) In order to minimize children's exposure to noise and other
3	emissions from roads, parking areas and industrial activities, the facility's outdoor play area shall
4	be fenced and shall be screened with a combination of evergreen and deciduous trees that are at
5	least six [(6)] feet high;
6	(3) Before opening the facility, its operator shall file emergency
7	evacuation and sheltering plans for the facility with the Emergency Operations Division and the
8	three [(3)] closest volunteer fire and ambulance companies; and
9	(4) The Board may deny an application if the proposed facility
10	would be located near an industrial use that constitutes a potential hazard to the children in the
11	facility.
12	(5) Fire station, with fire station assembly hall. This use may be granted in the
13	RR, R, R1, R2, R3, R4 and VR Districts, provided that:
14	(a) A minimum parcel area of three [(3)] acres is established.
15	(b) Any building shall be at least one hundred [(100)] feet from any
16	adjacent residential lot and at least fifty [(50)] feet from any other lot line. The front yard depth
17	shall be at least one hundred [(100)] feet, except along roads with eighty-foot rights-of-way or
18	more, where the front yard depth shall be at least fifty [(50)] feet.
19	(c) Total building coverage shall not be more than thirty percent [(30%)]
20	of the parcel area.
21	(d) No parking space shall be located in any required front yard or less
22	than fifty [(50)] feet from any adjacent residential lot.

1		(e)	A b	ufter yard of at least ten [(10)] feet shall be provided along any
2	boundary with an ad	jacent 1	eside	ntial lot.
3	(6)	Hosp	itals.	These uses may be granted in the R2, R3, R4, RO and VR
4	Zones, provided that	t:		
5		(a)	A n	ninimum parcel area of fifteen [(15)] acres is established.
6		(b)	The	hospital complies with all applicable rules and regulations of the
7	State Department of	Health	and N	Mental Hygiene.
8		(c)	The	hospital must be serviced by public water and sewer systems.
9		(d)	Any	structure is located at least two hundred 300 [(200)] feet from
10	any adjacent resident	tial lot.		
11		(e)	Any	parking area shall be at least fifty 100 [(50)] feet from any
12	adjacent residential le	ot.		
13		(f)	Acc	ess to the use shall be from an existing or proposed arterial or
14	collector road.			
15	(7)	Schoo	ls, co	olleges and universities. These uses may be granted in any
16	district, except the L	LAND	GI D	istrict, provided that:
17		(a)	Scho	ools, colleges and universities which offer any general academic
18	instruction at levels a	bove th	ne eig	hth grade must have:
19			(1)	A parcel of at least three [(3)] acres. An additional eight
20	hundred seventy-five	[(875)] :	square	e feet of parcel area will be required for each student in excess
21	of fifty [(50)], except	t in the	ORI	District.
22			(2)	A parcel frontage of at least three hundred [(300)]—feet,

1	except in the ORI District, which will require a frontage of one hundred [(100)] feet.		
2	(3) A front yard depth of at least fifty [(50)] feet, a side yard		
3	depth equal to at least two [(2)] times the height of the tallest institutional building located on the		
4	parcel which is approximate to the side lot line and a rear yard depth of at least fifty [(50)] feet.		
5	(b) Kindergartens must have:		
6	(1) A parcel area of at least twenty thousand [(20,000)] square		
7	feet per fifteen [(15)] students or fraction thereof.		
8	(2) A parcel frontage of at least one hundred [(100)] feet.		
9	(3) A front yard depth of at least forty [(40)] feet, a side yard		
10	depth equal to at least the height of the tallest institutional building located on the parcel which		
11	is proximate to the side yard and a rear yard depth of at least forty [(40)] feet.		
12	(c) All other educational institutions must comply with the following:		
13	(1) Where the maximum attendance at any one [(1)] time does		
14	not exceed forty [(40)] students, such institution must have:		
15	(a) A parcel area of at least twenty thousand [(20,000)]		
16	square feet per fifteen [(15)] students or fraction thereof.		
17	(b) A parcel frontage of at least one hundred fifty [(150)]		
18	feet.		
19	(c) A front yard depth of at least forty [(40)] feet, a side		
20	yard depth equal to at least the height of the tallest institutional building located on the parcel		
21	which is proximate to the side yard and a rear yard depth of at least forty [(40)] feet.		
22	(2) Where the maximum attendance at any one [(1)] time exceeds		

- 12 -

1	forty [(40)] students, such institution must have:
2	(a) A parcel area of at least three [(3)] acres, plus sever
3	hundred [(700)] square feet for each student in excess of sixty [(60)].
4	(b) A parcel frontage of at least two hundred [(200)] feet.
5	(c) A front yard depth of at least fifty [(50)] feet, a side
6	yard depth equal to at least two [(2)] times the height of the tallest institutional building located
7	on the parcel which is proximate to the side yard and a rear yard depth of at least fifty [(50)] feet.
8	(d) School buses shall be garaged or shall be stored in an area to the rear
9	of the main building and adequately screened.
10	(e) A buffer yard ten [(10)] feet wide shall be provided along the
11	boundary with an adjacent residential lot.
12	G. Retail trade.
13	(1) AGRICULTURAL RETAIL. THIS USE MAY BE GRANTED IN THE
14	RO DISTRICT, PROVIDED THAT THE PARCEL HAS SUFFICIENT ROAD FRONTAGE TO
15	ENSURE INGRESS AND EGRESS. ANY PERMANENT STRUCTURE SHALL MEET
16	SETBACK FOR RETAIL USES.
17	[1](2) Antique shops, art galleries and museums. These uses may be granted in
18	the AG District, provided that:
19	(a) A minimum parcel area of two [(2)] acres is required and the
20	proposed use is located in an historic structure.
21	(b) The parking requirements of §267-25 are met and all parking areas
22	are screened from adjacent residential lots.

1	[2](3) Auction sales, animals.	These uses may be granted in the AG, VB and B3		
2	Districts, provided that:			
. 3	(a) A minimum pa	rcel area of three [(3)] acres shall be established.		
4	(b) No facility for	overnight shelter of animals shall be within two		
5	hundred [(200)] feet of any adjacent resident	cial lot.		
6	(4) HOBBY AND CRAFT	SUPPLIES. THESE USES MAY BE GRANTED		
7	IN THE RO DISTRICT, PROVIDED TO	AT A MINIMUM PARCEL AREA OF 30,000		
8	SQUARE FEET IS ESTABLISHED.			
9	[3](4)(5) Specialty shops	s. These uses may be granted in the VR District,		
10	provided that:			
11	(a) A buffer yard o	f ten [(10)] feet is provided between the parking area		
12	and any adjacent residential lot.			
13	(b) Retail sales area	shall not exceed five thousand [(5,000)] square feet.		
14	H. Services.			
15	(1) Construction services as	nd suppliers. These uses may be granted in the AG		
16	and VB Districts, provided that a buffer yar	d ten [(10)] feet wide shall be provided around all		
17	outside storage and parking areas when adjace	nt to a residential lot or visible from a public road.		
18	(2) Funeral homes and m	ortuaries. These uses may be granted in the AG		
19	District, provided that:			
20	(a) The proposed us	se shall be located in a building which is residential		
21	in character and architectural in style.			
22	(b) A buffer yard	ten [(10)] feet wide shall be provided between the		

- 14 -

1	parking area and an	y reside	ential lot or public road.	
2		(c)	Access for such use shall be from an arterial or collector road.	
. 3		(d)	A minimum parcel area of three [(3)] acres is established.	
4	(3)	Kenn	els. These uses may be granted in the AG, VB, B1 and B2 Districts,	
5	provided that all buil	dings fo	or the shelter of animals and all runways shall be located at least two	
6	hundred [(200)] feet from any lot line.			
7	(4)	Pet g	grooming. This use may be granted in the AG, VB, B1 and B2	
8	Districts, provided that:			
9		(a)	The activity takes place inside a completely enclosed building.	
10		(b)	No animals may be kept overnight, except those owned by the	
11	proprietor.			
12	(5)	Perso	nal services. These uses may be granted in the VR District, provided	
13	that:			
14		(a)	A buffer yard of ten [(10)] feet is provided between the parking area	
15	and any adjacent residential lot.			
16		(b)	Gross floor area shall not exceed five thousand [(5,000)] square feet.	
17	(6)	Profe	ssional services. These uses may be granted in the VR District,	
18	provided that:			
19		(a)	A buffer yard of ten [(10)] feet is provided between the parking area	
20	and any adjacent res	idential	lot.	
21		(b)	Gross floor area shall not exceed five thousand [(5,000)] square feet.	
22	(7)	Resta	urants. [These uses may be granted in the VB and B1 Districts,	

- 15 -

1	provided that:]	
2	(a) THESE USES M	AY BE GRANTED IN THE RO DISTRICT
3	PROVIDED THAT:	
4	(1) ANY RES	TAURANT SHALL BE LOCATED IN AN
5	EXISTING STRUCTURE AND SHALL P	RESERVE EXISTING ARCHITECTURAL
6	FEATURES TO THE EXTENT PRACTICABI	<del>.E.</del>
7	(2) NO DRIV	E-IN OR DRIVE-THROUGH FACILITIES
8	SHALL BE PERMITTED.	
9	(b) THESE USES M	AY BE GRANTED IN THE VB AND B1
10	DISTRICTS, PROVIDED THAT:	
11	[(1) In the VB a	nd B1 Districts, the minimum parcel requirements
12	in the B2 District shall apply.]	
13	[(2)](1) The	parking and access requirements of this Part 1
14	shall apply.	
15	[(3)](2) The	use is located with direct access to an arterial or
16	collector road.	
17	(8) Veterinary clinics or hospi	tals. These uses may be granted in the AG and
18	B2 Districts, provided that:	
19	(a) A minimum parcel	area of three [(3)] acres is required.
20	(b) The use shall be loc	ated with direct access to an arterial or collector
21	road.	
22	(c) A buffer yard ten	[(10)] feet wide shall be provided between the

1	parking area and any adjacent residential lot.		
2	(d) Any runways shall be set back at least two hundred [(200)] feet from		
3	any lot line.		
4	(9) Health services and medical clinics.		
5	(a) These uses may be granted in the AG District, provided that:		
6	(1) The proposed structure for this use shall not exceed five		
7	thousand [(5,000)] square feet of gross leasable space, unless there is presently an absence of such		
8	services within a three-mile radius from the parcel, but in no event shall the structure exceed ten		
9	thousand [(10,000)] square feet of gross leasable space.		
10	(2) The structure shall be of a size, scale and facade compatible		
11	with a rural residential neighborhood.		
12	(3) All parking shall be accommodated on the site in a manner		
13	compatible with the surrounding roads and uses, and a buffer yard ten [(10)] feet wide shall be		
14	provided between the parking area and any adjacent residential lot.		
15	(b) THESE USES MAY BE GRANTED IN THE RO DISTRICT,		
16	PROVIDED THAT:		
17	(1) THE STRUCTURE SHALL BE OF A SIZE, SCALE AND		
18	FACADE COMPATIBLE WITH THE SURROUNDING RESIDENTIAL NEIGHBORHOOD.		
19	(2) ALL PARKING SHALL BE ACCOMMODATED ON THE		
20	SITE IN A MANNER COMPATIBLE WITH THE SURROUNDING ROADS AND USES,		
21	AND A LANDSCAPED BUFFER YARD TEN FEET WIDE SHALL BE PROVIDED		
22	BETWEEN THE PARKING AREA AND ANY ADJACENT RESIDENTIAL LOT.		

- 1 Section 2. And Be It Further Enacted that this Act shall take effect sixty (60) calendar days
- 2 from the date it becomes law.

EFFECTIVE: December 5, 1997

HARFORD COUNTY BILL NO	97-54 (as amended)		
(Brief Title) RO Zoning Dis	trict		
is herewith submitted to the enrollment as being the text	County Council of Harford County for as finally passed.		
CERTIFIED TRUE AND CORRECT	ENROLLED		
James D. Varmer	Toanne & Parroll		
Acting Council Administrator	President of the Council		
Date <u>September 30, 1997</u>	Date 94 30,1997		
Read the third time.	THE COUNCIL		
Passed: LSD 97-28 (as	amended)		
Failed of Passage:			
	By Order		
	Janes D. Varmes Acting Council Administrator		
Sealed with the County Seal and presented to the County Executive for approval this <u>lst</u> day of <u>October</u> , 1997 at 3:00 p. m.			
	Acting Council Administrator		
	BY THE EXECUTIVE		
	COUNTY EXECUTIVE		
	APPROVED: Date 10-6-97		
BY THI	E COUNCIL		
	amended), having been approved by the Council, becomes law on October 6, 1997.		
	Acting Council Administrator		

EFFECTIVE DATE: December 5, 1997